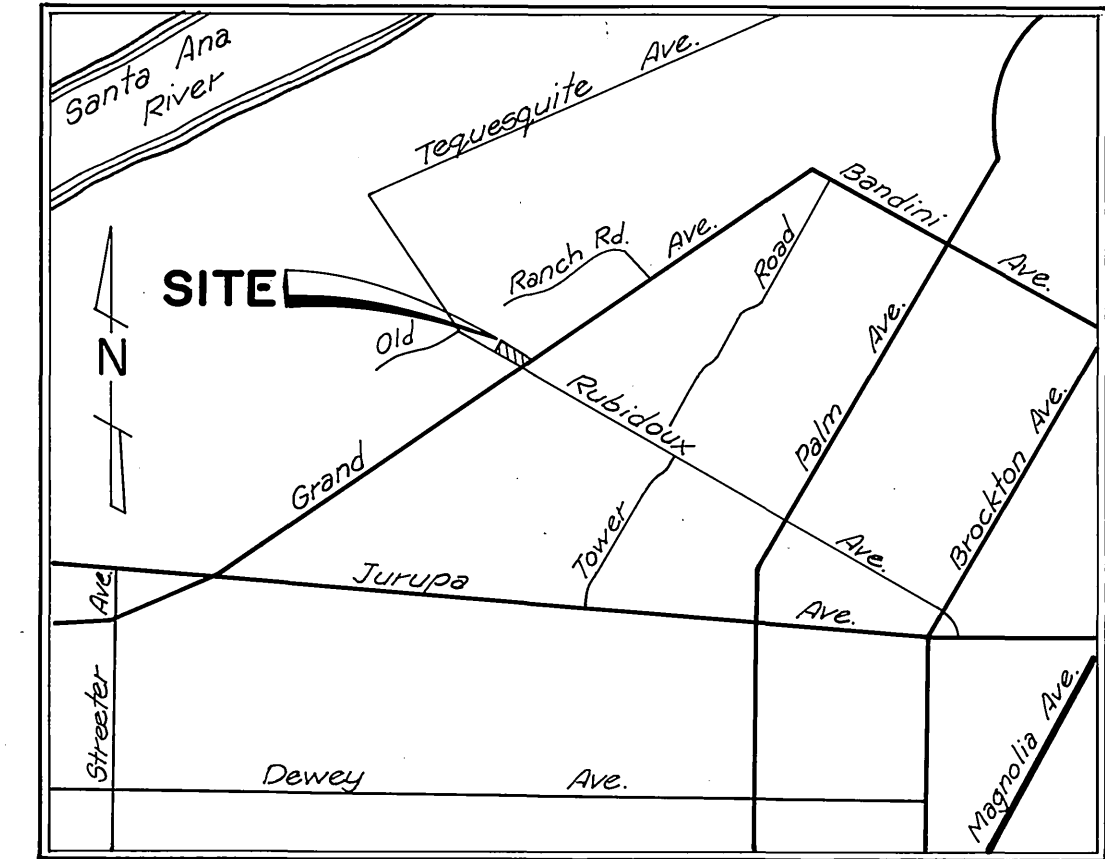
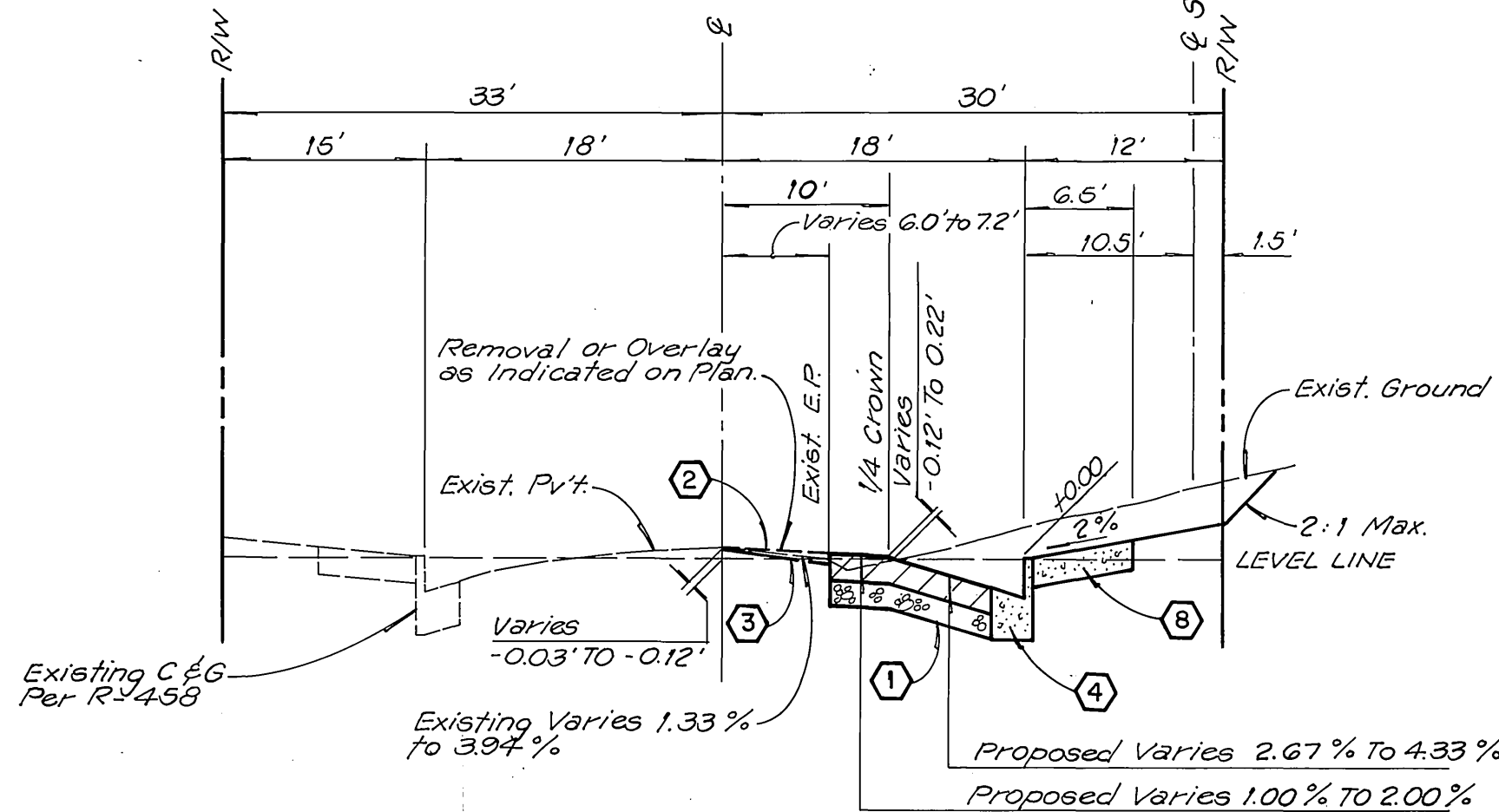
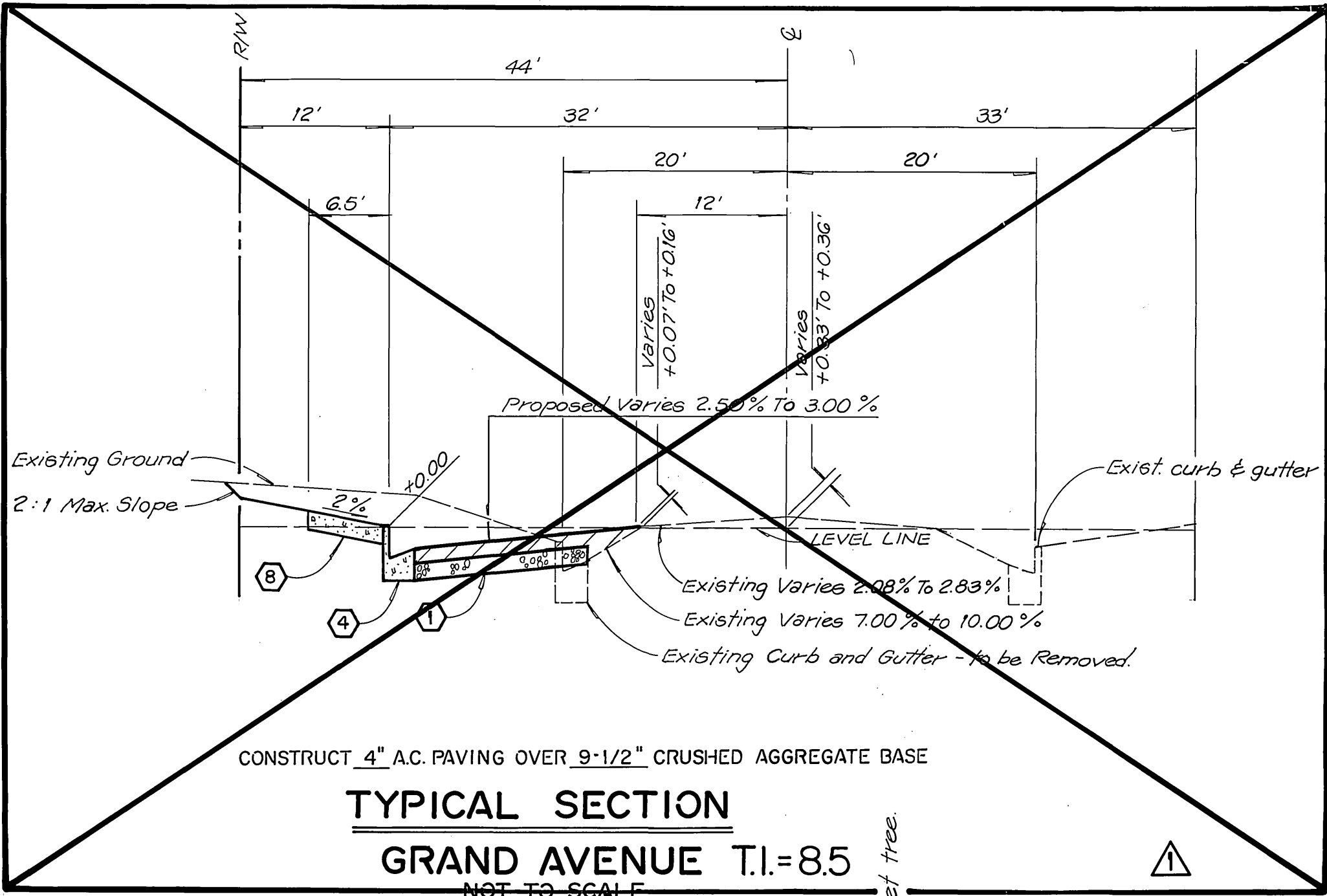


PARK AND RECREATION DEPT. NOTES:

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
2. WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (714) 351-6126 TO SCHEDULE INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
- A. AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS, ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR;
- B. WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
- C. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
- D. AT END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (714) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
5. BOTH A STREET TREE RELOCATION/REMOVAL PERMIT AS ISSUED BY THE PARK AND RECREATION DEPARTMENT AND A STREET OPENING PERMIT AS ISSUED BY THE PUBLIC WORKS DEPARTMENT ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL EXISTING TREES WITHIN WHAT WILL ULTIMATELY BE THE PUBLIC RIGHT-OF-WAY PAVEMENT AREA, BACKFILL OF ALL HOLES MUST BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR PROPER COMPACTION.
6. ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED, EXCEPT WHERE ADJACENT TO SINGLE FAMILY OR DUPLEX RESIDENTIAL USES.
7. IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.
- | STREET NAME | BOTANICAL/COMMON NAME | MIN. SIZE | APPROX. SPACING | NO. REQD. |
|-----------------|--|--|-----------------|-----------|
| RUBIDOUX AVENUE | MAGNOLIA GRANDIFLORA
MAJESTIC BEAUTY / MAGNOLIA | 15 GAL. | 45' | 4 |
| GRAND AVENUE | WASHINGTONIA / CALIFORNIA
FILIFERA / FAN PALM | {RELOCATE TO THE SPECIFICATIONS OF THE PARK & REC. DEPT. | | (1) |
- (NO NEW STREET TREES REQUIRED FOR GRAND AVENUE)



VICINITY MAP
N.T.S.



CONSTRUCT 2 1/2" A.C. PAVING OVER 6" CRUSHED AGGREGATE BASE

CONSTRUCTION NOTES:

1. CONSTRUCT 4" A.C. PAVING OVER 9 1/2" CRUSHED AGGREGATE BASE. PER S.R.# 1462 R-VALUE = 30
2. CONSTRUCT VARIABLE THICKNESS A.C. OVERLAY.
3. REMOVE AND REPLACE EXISTING A.C. PAVING.
4. CONSTRUCT 6" CURB AND GUTTER, TYPE I, PER CITY OF RIVERSIDE STANDARD NO. 200.
5. CONSTRUCT 6" A.C. BERM PER CITY OF RIVERSIDE STD. NO. 250.
6. CONSTRUCT HANDICAP RAMP PER CITY OF RIVERSIDE STD. NO. 304
7. CONSTRUCT CONCRETE DRIVE APPROACH PER CITY OF RIVERSIDE STANDARD NO. 302 - A = 16', B = 23'
8. CONSTRUCT 6' CONCRETE SIDEWALK PER CITY OF RIVERSIDE STANDARD NO. 325.
9. CONSTRUCT 4' WIDE CATCH BASIN PER CITY OF RIVERSIDE STANDARD NO. 405 - W = 4.00', V = 3.00'
10. INSTALL 4764 L.F. 16" R.C.P.
11. CONSTRUCT JUNCTION STRUCTURE PER CITY OF RIVERSIDE STD. NO. 421.
12. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT.
13. RELOCATE FILIFERA PALM TO THE NORTH SIDE OF VICTORIA AVENUE, BETWEEN WASHINGTON & MADISON STREETS, TO THE SPECIFICATIONS OF THE PARK & RECREATION DEPT.
14. INSTALL F-1 FLEXIBLE DELINEATORS AT 20' O/C.

GENERAL NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES, AND AT NO COST TO THE CITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
3. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
5. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
6. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
7. TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
8. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
9. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, TWO (2) WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
10. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
11. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
12. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING NO. 302.
13. DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK (714) 351-6168
14. THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
15. DEVELOPER TO PAY POLE RELOCATION FEE FOR EXISTING POLE ON RUBIDOUX AVENUE TO THE CITY OF RIVERSIDE PRIOR TO POLE RELOCATION.

BENCH MARK:

H5-E PK. MAIL AND CITY ENG. TAG STAMPED "B.M." IN NORTHWEST CORNER RETURN AT GRAND AVE. AND RUBIDOUX AVE.
E.L. = 801.199

CENCOM CABLE

APPROVED BY: [Signature] 4-5-91 DATE

CITY OF RIVERSIDE WATER SYSTEM

APPROVED BY: [Signature] 7-15-91 DATE

CITY OF RIVERSIDE ELECTRIC OVERHEAD AND UNDERGROUND

APPROVED BY: [Signature] 8/23/91 DATE

SOUTHERN CALIFORNIA GAS COMPANY

APPROVED BY: [Signature] 4-16-91 DATE

PACIFIC TELEPHONE COMPANY

APPROVED BY: [Signature] 7-1-91 DATE



LAND SURVEYING AND MAPPING
6104 RIVERSIDE AVENUE SUITE 8
RIVERSIDE, CA. 92506
(714) 682-2216

PLANS PREPARED UNDER THE SUPERVISION OF:
[Signature] DATE 7-1-91
R.C.E. 27983 EXP. 2-21-92

DESIGNED BY: [Signature] DATE 7-1-91
DRAWN BY: K.S.M. CHECKED BY: E.D.
REVISIONS: [Table with 3 columns: NO., DESCRIPTION, DATE]

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE 4/28/92
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGINEER

STREET PLAN AND PROFILE
PARCEL MAP NO. 26698
RUBIDOUX AVE. & GRAND AVE.

HORIZ. SCALE: 1" = NONE
VERT. SCALE: 1" = NONE

ACCOUNT NO.
R-3239
SHEET 1 OF 2
90-375-01

